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Putting your home on the map

**Basset Road,
Camborne,**

**£125,000
Leasehold**





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Property Introduction

Offered to the market with no onward chain, this well presented ground floor one double bedroom flat represents an excellent opportunity for both first-time buyers and investors alike.

The accommodation is well proportioned and comprises of an entrance hall, a generous and welcoming lounge, a fitted kitchen, a shower room and a comfortable double bedroom. The property further benefits from gas central heating and double glazing throughout providing warmth and efficiency. There is also one allocated parking space.

This attractive home is conveniently arranged on one level and offers low maintenance living in a practical layout, making it an ideal lock-up-and-leave or rental investment opportunity.

Location

Basset Road is one of the more popular roads within walking distance of Camborne town centre. The town has a host of retail and leisure facilities, schooling for all ages and mainline railway station with direct links to London Paddington and the north of England. The main A30 trunk road is easily accessed and the major towns of Helston, Falmouth and Penzance are also within a reasonable travelling distance.

The city of Truro is approximately twelve miles away. The stunning north coast of Cornwall is approximately three miles away from the property with the 18-hole golf course of Tehidy Golf Club and the Country Park nearby. The major educational college of Pool is approximately two miles away.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

INNER HALL

Carpeted flooring and ceiling light. Doors off to:-

LOUNGE 16' 5" x 10' 3" (5.00m x 3.12m) plus recess

A generous sized lounge featuring a uPVC double glazed window to the front. Carpeted flooring and ceiling light and housing for fuse box and electric meter is neatly positioned within the room. Radiator.

BEDROOM 19' 5" x 10' 11" (5.91m x 3.32m) plus recess

A large double bedroom with a uPVC double glazed window to the front. Carpeted flooring, ceiling light fitting and radiator.

KITCHEN 12' 7" x 8' 1" (3.83m x 2.46m) maximum measurements plus doorway recess

uPVC double glazed window to the rear. Range of base units with an inset stainless steel single drainer sink unit. Space provided for cooker, washing machine and fridge. Door leading to the rear. Part tiled walls and vinyl flooring.

SHOWER ROOM

Low level WC, wash hand basin with electric shower unit set within a shower cubicle, extractor fan, vinyl flooring and airing cupboard with shelving. Wall-mounted gas central heating boiler.

OUTSIDE

To the rear of the property, there is access to the neighbouring parking area where an allocated parking space for one vehicle is provided.

LEASEHOLD INFORMATION

A new lease is being created with a peppercorn ground rent. The term is expected to be 999 years from commencement. Any necessary or relevant maintenance and repair expenditure relating to the property/building shall be shared equally between the parties with costs apportioned on a 50/50 basis.

SERVICES

Mains electricity, mains water, mains gas and mains drainage. We have not verified the connection.

AGENT'S NOTE

The Council Tax band for this property is Band 'A'.

DIRECTIONS

From the car park at Camborne Railway Station, turn left into Trevu Road and at a staggered roundabout, take the first left into South Terrace, take the second turning at the next mini roundabout into Basset Road. The property will be identified on the left-hand side. If using What3words: sampled.alleyway.newsstand



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- Well proportioned accommodation throughout
- Ground floor apartment
- Generous double bedroom
- Good size lounge
- Kitchen with rear access
- Shower room
- Allocated parking space
- Close proximity to town centre
- Chain-free sale
- Ideal first-time buy or investment opportunity



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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